154.0	0004	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	675,300 /	675,300
					USE VALUE:	675,300 /	675,300
					ASSESSED:	675,300 /	675,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY DAVID M &
Owner 2:	KELLY DEBBY WIESEN
Owner 3:	
Street 1:	3 BELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KELLY DAVID M -
Owner 2:	-
Street 1:	3 BELLINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Wood Shingle Exterior and 1480 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	195,300		480,000	675,300
Total Card	0.138	195,300		480,000	675,300
Total Parcel	0.138	195,300		480,000	675,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.28 | /Parcel: 456.2

Legal Description

User Acct 102855

GIS Ref

GIS Ref

Insp Date 01/27/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 154.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	195,300	0	6,000.	480,000	675,300	675,300	Year End Roll	12/18/2019
2019	101	FV	180,500	0	6,000.	450,000	630,500	630,500	Year End Roll	1/3/2019
2018	101	FV	180,500	0	6,000.	372,000	552,500	552,500	Year End Roll	12/20/2017
2017	101	FV	180,500	0	6,000.	342,000	522,500	522,500	Year End Roll	1/3/2017
2016	101	FV	180,500	0	6,000.	312,000	492,500	492,500	Year End	1/4/2016
2015	101	FV	170,100	0	6,000.	306,000	476,100	476,100	Year End Roll	12/11/2014
2014	101	AB	170,100	0	6,000.	284,400	454,500	454,500		3/6/2014
2014	101	FV	179,100	0	6,000.	284,400	463,500	463,500	Year End Roll	12/16/2013

!12126!

PRINT

Date	Time
12/11/20	02:14:19

LAST REV

Date	Time
12/07/17	18:05:07
apro	
12126	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY DAVID M,	61513-464		4/1/2013	Convenience	1	No	No		
VERNAZZA MARGAR	53309-484		7/31/2009		345,000	No	No		
	PR504-409		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2011	1156	Dormers	24,000					SMALL GABLE DORMER
12/3/2010	2360	Redo Kit	6,000					
4/12/2010	300	Manual	3,000					REPLACE FRT STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
1/27/2014	Meas/Inspect	JBS	JOHN S
5/3/2012	Info Fm Prmt	BR	B Rossignol
1/8/2009	Measured	372	PATRIOT
11/29/1999	Meas/Inspect	256	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102855
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	
Total:	480,000	Spl Credit		Total:	480,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314541
Depreciation:	119211
Depreciated Total:	195330

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4		BRs:	2		Baths:	1		HB	1	

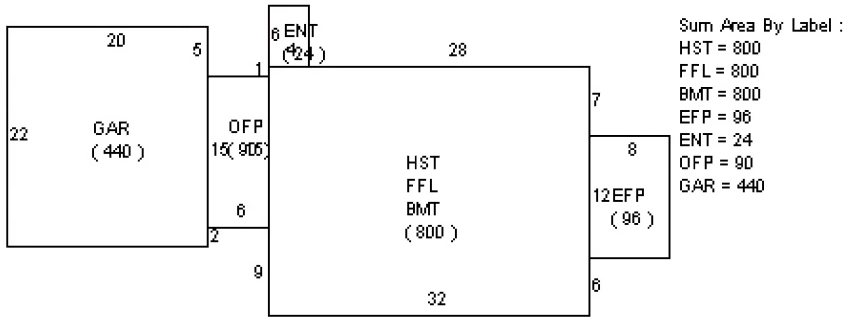
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.74
Special Features:	0	Val/Su Net:	73.70
Final Total:	195300	Val/Su SzAd	162.75

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	52.190	41,755
FFL	First Floor	800	141.740	113,389
GAR	Garage	440	20.680	9,099
HST	Half Story	400	141.740	56,694
EFP	Enclos Porch	96	55.580	5,336
OFP	Open Porch	90	34.830	3,135
ENT	ENTRY	24	26.400	634
	Net Sketched Area:	2,650	Total:	230,042
Size Ad	1200	Gross Are	3050	FinArea 1480

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0004-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc